



Revised: 12/7/12

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

Project Name:
Project Number:
Program Name:
Date:

Thorndike Place
12-May-15

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Prior to completing this form, please refer to the Commonwealth's Sustainable Development Principles (adopted May 2007) available at:

[Sustainable Development Principles](#)

DEVELOPER SELF-ASSESSMENT

(for consistency with the Sustainable Development Principles)

Method 1:

Redevelop First

Check "X" Below

Yes	No	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Rehabilitation:

- Rehabilitation/Redevelopment/Improvements to Structure
- Rehabilitation/Redevelopment/Improvements to Infrastructure

Check "X" below if applicable

<input type="checkbox"/>
<input type="checkbox"/>

If New Construction:

- Contributes to revitalization of town center or neighborhood
- Walkable to:
 - (a) transit
 - (b) downtown or village center
 - (c) school
 - (d) library
 - (e) retail, services or employment center
- Located in municipally-approved growth center

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

Explanation (Required)

The site is within walking distance of the Alewife T Stop, 10 Bus Lines, the Minuteman Bike Path and East Arlington retail shops.

Optional - Demonstration of Municipal Support:

- Letter of Support from the Chief Elected Official of the municipality*
- Housing development involves municipal funding
- Housing development involves land owned or donated by the municipality

Check "X" below if applicable

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

*Other acceptable evidence: Zoning variance issued by ZBA for project; Minutes from Board of Selectman meeting showing that project was discussed and approved, etc.

Explanation (Required)

Method 2: Development meets a minimum of **five (5)** of the Commonwealth's *Sustainable Development Principles*, as shown in the next section below.

If the development involves strong **municipal support** (evidence of such support must be submitted as an attachment), the development need only meet **four (4)** of the *Sustainable Development Principles*. However, one (1) of the Principles met must be **Protect Land and Ecosystems**.

Please explain at the end of each category how the development follows the relevant *Sustainable Development Principle(s)* and explain how the development demonstrates each of the checked "X" statements listed under the *Sustainable Development Principle(s)*.

(1) Concentrate Development and Mix Uses

Yes	No	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

- Higher density than surrounding area
- Mixes uses or adds new uses to an existing neighborhood
- Includes multi-family housing
- Utilizes existing water/sewer infrastructure
- Compact and/or clustered so as to preserve undeveloped land
- Reuse existing sites, structures, or infrastructure
- Pedestrian friendly
- Other (discuss below)

Check "X" below if applicable

X
X
X
X
X
X
X
<input type="checkbox"/>

Explanation (Required)

Thorndike Place introduces higher density residential development to the residential & commercial neighborhood. The compact project produces mixed income multi-family housing with residential neighbors on one side and preserved conservation land on the other. Six ownership duplex townhouses complete and complement the existing streetscape on Dorothy Road. The project utilizes existing water infrastructure and improves storm water management. The site is located to maximize easy access to the Alewife T station, buses and the Minuteman Bike Path as well as an easy walk to a wide range of amenities including retail, places of employment, houses of worship, recreational opportunities, etc. The proposal's civil design program will alleviate neighborhood flooding conditions caused by site's current topography.

Check "X" Below

Yes

No

NA

(2) Advance Equity & Make Efficient Decisions

☒

☐

☐

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

Promote development in accordance with smart growth and environmental stewardship.

Check "X" below if applicable

- Concerted public participation effort (beyond the minimally required public hearings) ☐
- Streamlined permitting process, such as 40B or 40R ☒
- Universal Design and/or visitability ☒
- Creates affordable housing in middle to upper income area and/or meets regional need ☒
- Creates affordable housing in high poverty area ☐
- Promotes diversity and social equity and improves the neighborhood ☒
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community ☒
- Other (discuss below) ☐

☐

☒

☒

☒

☐

☒

☒

☐

Explanation (Required)

Preliminary economic indicators point to positive impacts to the community of this development given the mix of one, two and 3 bedroom units as well as twelve 3 bedroom townhouses. The project creates affordable housing in a community whose residents are predominantly middle income and/or meets a regional need. The 40B approach to the project provides an efficient permitting process that will minimize time to construction and sustain the focus on the need for affordable housing in this community. A neighborhood meeting to present and discuss the proposal is planned. It is not required by the 40B process; the Development team wishes to have a direct dialogue with neighbors.

Check "X" Below

Yes

No

NA

(3) Protect Land and Ecosystems

☒

☐

☐

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

Check "X" below if applicable

- Creation or preservation of open space or passive recreational facilities ☒
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands ☒
- Environmental remediation or clean up ☐
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.) ☐
- Eliminates or reduces neighborhood blight ☒
- Addresses public health and safety risk ☐
- Cultural or Historic landscape/existing neighborhood enhancement ☐
- Other (discuss below) ☐

☒

☒

☐

☐

☒

☐

☐

☐

Explanation (Required)

The site is approximately 17 acres, approximately 10 of which can be restored for use by Arlington residents and the public. The proposed development greatly improves the site conditions, including a neglected wetland that regularly floods into the yards of the surrounding residential neighborhood. Currently the site is used for dumping trash and a homeless hangout.

(4) Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, and materials.

Check "X" Below

Yes	No	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Uses alternative technologies for water and/or wastewater treatment
- Uses low impact development (LID) or other innovative techniques
- Other (discuss below)

Check "X" below if applicable

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

Explanation (Required)

Thorndike Place will be LEED certifiable, employing Oaktree's patented GreenStaxx system and using the most advanced energy efficient technologies and systems. Units will be supplied with Energy Star rated appliances and low flow fixtures, reducing waste and conserving resources. The site development will mitigate negative impacts to wetland resources.

(5) Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

Check "X" Below

Yes	No	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Includes rental units, including for low/mod households
- Includes homeownership units, including for low/mod households
- Includes housing options for special needs and disabled population
- Expands the term of affordability
- Homes are near jobs, transit, and other services
- Other (discuss below)

Check "X" below if applicable

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

Explanation (Required)

The project increases the number of rental units available to residents of Arlington including low- or moderate-income households. The project expands the affordable housing stock in Arlington by adding 55 units of lower rent housing. Thorndike Place increases Arlington's percentage of affordable inventory by 219 units. The project will provide 11 handicap accessible units for those with disabilities. Six ownership duplex townhouses are designed similar to those existing on Dorothy St. These townhouses and additional trees will screen the larger scale building which also will be set back.

(6) Provide Transportation Choice*Check "X" Below*

Yes	No	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling, and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

- Walkable to public transportation
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses)
- Increased bike & ped access
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations
- Other (discuss below)

Check "X" below if applicable

X
X

X

--

Explanation (Required)

The site is within walking distance to the Red Line and 10 bus routes and is located next to the Minuteman Bike Path.

(7) Increase Job and Business Opportunities

Check "X" Below

Yes	No	NA
X		

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training, and entrepreneurial opportunities. Support growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology, and fisheries.

- Permanent jobs
- Permanent jobs for low- or moderate-income persons
- Jobs near housing, service or transit
- Housing near an employment center
- Expand access to education, training, or entrepreneurial opportunities
- Support local businesses
- Support natural resource-based businesses (i.e., farming, forestry, or aquaculture)
- Re-uses or recycles materials from a local or regional industry's waste stream
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products
- Other (discuss below)

Check "X" below if applicable

X
X
X
X
X

--

--

Explanation (Required)

The project creates housing near job opportunities in the retail, service, education, health and professional sectors. Alewife's Red Line provides access to major centers.

(8) Promote Clean Energy

Check "X" Below

☒☐☐

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

Check "X" below if applicable

- Energy Star or equivalent*
- Uses renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in waste reduction and conservation of resources
- Other (discuss below)

☒☒☐

* All units are required by MassHousing to be Energy Star Efficient. Please include in your explanation a description of how the development will meet Energy Star criteria.

Explanation (Required)

Thorndike Place will use GreenStaxx, Oaktree's unique, patented system that is less expensive to maintain at a lower operating cost due to: Energy Star appliances, individually controlled, cost-saving energy efficient HVAC systems, water-conserving plumbing fixtures, LED lighting, operable highly insulated windows and the most advanced exterior wall construction. As a transit-oriented development, residents of Thorndike Place will have numerous alternatives to owning and operating a car.

(9) Plan Regionally

Check "X" Below

Yes

☒

No

☐

NA

☐

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long-term costs and benefits to the Commonwealth.

Check "X" below if applicable

- Consistent with a municipally supported regional plan
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing
- Measurable public benefit beyond the applicant community
- Other (discuss below)

☐☒☐☐**Explanation (Required)**

Thorndike Place supports a local and regional housing need and provides moderate priced housing within a convenient commute to higher educational facilities as well as numerous job opportunities in the greater Boston area. The contribution of 10+ acres for conservation offers the Town opportunity to improve a neglected, even dangerous, site.

For further information regarding 40B applications, please contact Greg Watson, Manager, Comprehensive Permit Programs, at (617) 854-1880 or gwatson@masshousing.com